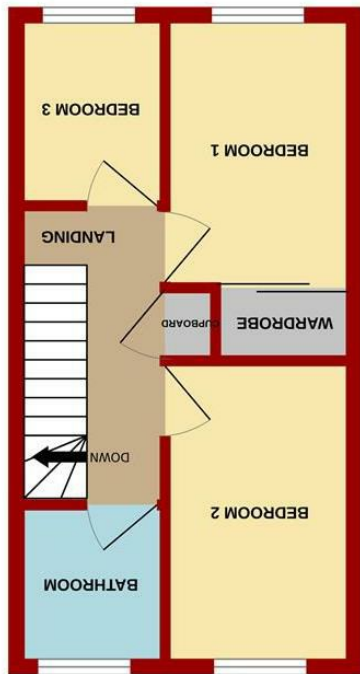


MISREPRESENTATION DISCLAIMER

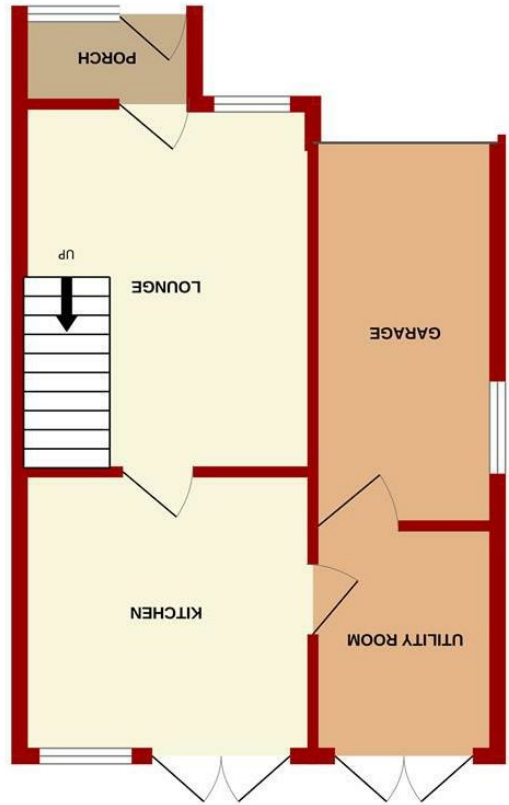
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Country	Energy Efficiency Rating	CO ₂ Emissions	CO ₂ Emissions
England & Wales			
England & Wales			

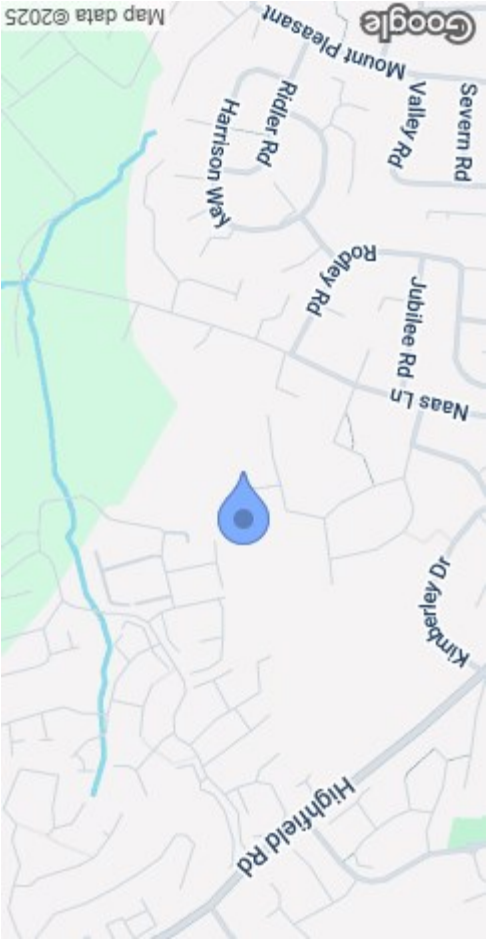
Measurements are approximate. Not to scale. Illustrative purposes only.
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1ST FLOOR



GROUND FLOOR



10 Meadowbank
Lydney GL15 5DF

£325,000

A WELL PRESENTED, SPACIOUS THREE-BEDROOM LINK-DETACHED PROPERTY situated on a GENEROUS END PLOT. This DELIGHTFUL HOME features a LARGE SOUTH-FACING GARDEN, perfect for ENJOYING SUNNY DAYS. Inside, you'll find a COMFORTABLE LOUNGE, an INVITING KITCHEN/DINER, and a GARAGE. With THREE WELL-PROPORTIONED BEDROOMS, this property is IDEAL for FAMILIES. Located in the HIGHLY DESIRABLE Meadowbank area of Lydney.

Lydney, which has existed since Roman times, covers approximately eight square miles of Gloucestershire between the Forest of Dean and the River Severn. The town itself stands on the Gloucester to Chepstow main A48 road and extends south-east down to Lydney Harbour, crossing the Gloucester to Cardiff railway line.

Lydney is a busy industrial centre, with a wide range of business activities, made possible by its easy access to several radiating motorways and the Severn Bridge.

The town has a range of amenities to include shops, post office, banks, two large supermarkets, service station, health centre and sport centre. Lydney is fortunate to have four schools within its bounds Dean Academy (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.



Property is access via a partly glazed wooden door into:

PORCH

6'03 x 3'05 (1.91m x 1.04m)

Front aspect double glazed upvc window, radiator, inset ceiling spotlights, fuse box, wooden part glazed door which gives access into:

LOUNGE

13'09 x 14'09 (4.19m x 4.50m)

Front aspect double glazed upvc window, radiator, power points, tv point, stairs to first floor landing, electric feature fireplace, wooden partly glazed door leading into:

KITCHEN/DINER

9'08 x 14'07 (2.95m x 4.45m)

Rear aspect double glazed upvc patio doors and rear aspect double glazed upvc window, Kenwood five gas ring oven, space for dishwasher, built in washing machine, inset ceiling spotlights, range of base mounted units, radiator, Worcester combination boiler, wooden part glazed door giving access into:

UTILITY ROOM

8'04 x 6'01 (2.54m x 1.85m)

Rear aspect double glazed upvc patio doors which give access out to the rear patio area, range of wall, drawer and base mounted units, power points, heated towel rail, wooden door which gives access into:

GARAGE

8'04 x 11'02 (2.54m x 3.40m)

Accessed via electric up and over roller door, has power and lighting, side aspect aspect upvc partly leaded window, range of wall, drawer and base mounted units, space for drier, loft access space with a ladder attachment (loft being fully boarded).

From the lounge, stairs to first floor landing which comprises of power points, loft access space, cupboard space with a raidator and doors into all rooms.

BATHROOM

6'07 x 6'05 (2.01m x 1.96m)

Rear aspect double glazed upvc frosted window, corner bath with bath taps over and shower attachment above, close coupled w.c, sink with tap over, heated towel rail, extractor fan.

BEDROOM TWO

9'08 x 7'09 (2.95m x 2.36m)

Rear aspect double glazed upvc window, radiator, power points.

BEDROOM ONE

11'10 x 7'09 (3.61m x 2.36m)

Front aspect double glazed upvc window, built in wardrobes with hanging and shelving options, radiator, power points.

BEDROOM THREE

6'08 x 7'09 (2.03m x 2.36m)

Front aspect double glazed upvc window, radiator, power points.

OUTSIDE

To the front of the property there are multiple off-road parking areas which has parking for several cars.

Large paved patio area with a pond, raised beds, laid to lawn area, gravelled pathway which leads to the garden shed, gravelled area with raised beds.

SERVICES

Mains Gas, Water, Drainage & Electricity.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to

assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - rates to be advised.

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Coleford office turn right at the traffic lights onto Old Station way, continue along heading towards St Briavels turning left signposted to Bream and Lydney. Proceed along into the town of Lydney. Upon reaching the town centre turn right into Hams Road and then left into Naas Lane. Take the third left into Bracken Drive the first right into Bracken Close and then the first right into Meadow Bank. Follow the road around to the right hand side turning left where the property can be found on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

